

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** North Hills 4<sup>th</sup> Addition Final Plat No. 02042      **DATE:** December 2, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**      **DATE:** December 11, 2002

**PROPOSAL:** A final plat consisting of 68 lots and one outlot.

**LAND AREA:** 80.53 acres, more or less.

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>	Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot A, North Hills 3<sup>rd</sup> Addition, located in Section 1, T10N R6E.

**LOCATION:** Generally located at N. 14<sup>th</sup> and Morton Streets.

**APPLICANT:** Thomas E. White, 2001 Pine Lake Rd., Suite 100, (402)421-1627  
John C. Brager, 5900 S. 58<sup>th</sup> Street, (402)421-1627  
Gerald Schleich, 3901 Normal Boulevard, Suite 203, (402)436-5250

**OWNER:** Same

**CONTACT:** Michael R. Johnson  
Olsson Associates  
1111 Lincoln Mall  
(492)474-6311

**EXISTING ZONING:** R-3, Residential and B-2, Planned Neighborhood Business.

**EXISTING LAND USE:** Undeveloped.

### **SURROUNDING LAND USE AND ZONING:**

North: Acreage and undeveloped	AG, Agriculture, R-3, Residential, Highway Commercial	H-3,
South: Residential, acreage	R-3 and R-4 Residential, Neighborhood Business	B-2, Planned

East: Residential, acreage  
West: Undeveloped

R-3 and R-4 Residential  
R-3 Residential

**HISTORY:** North Hills Preliminary Plat #99009 was approved on **August 11, 1999** by the Planning Commission.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Agreement for Escrow of Security Funds have been accepted for the completion of sidewalks, street trees street name signs and permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

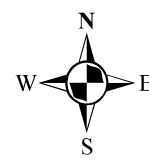
Prepared by:

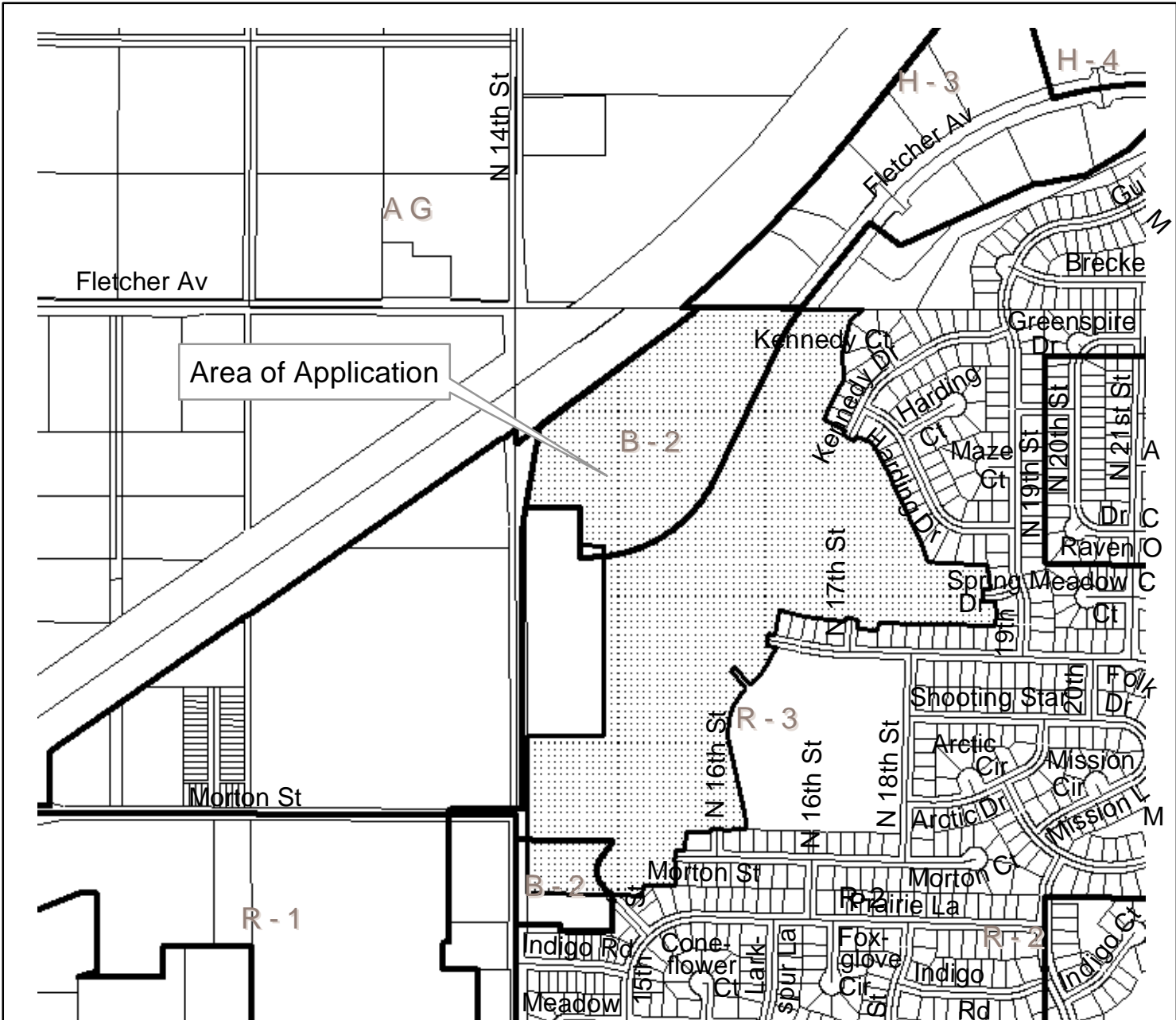
Becky Horner  
Planner

attachments: Information from the applicant.



**Final Plat #02042**  
**North Hills 4th Add.**  
**No. 14th & I-80**

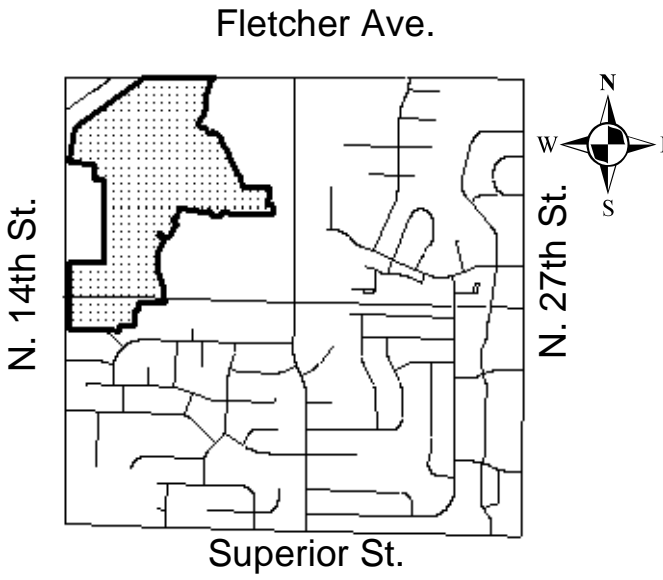
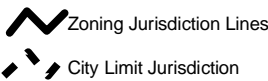




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**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 1 T10N R6E

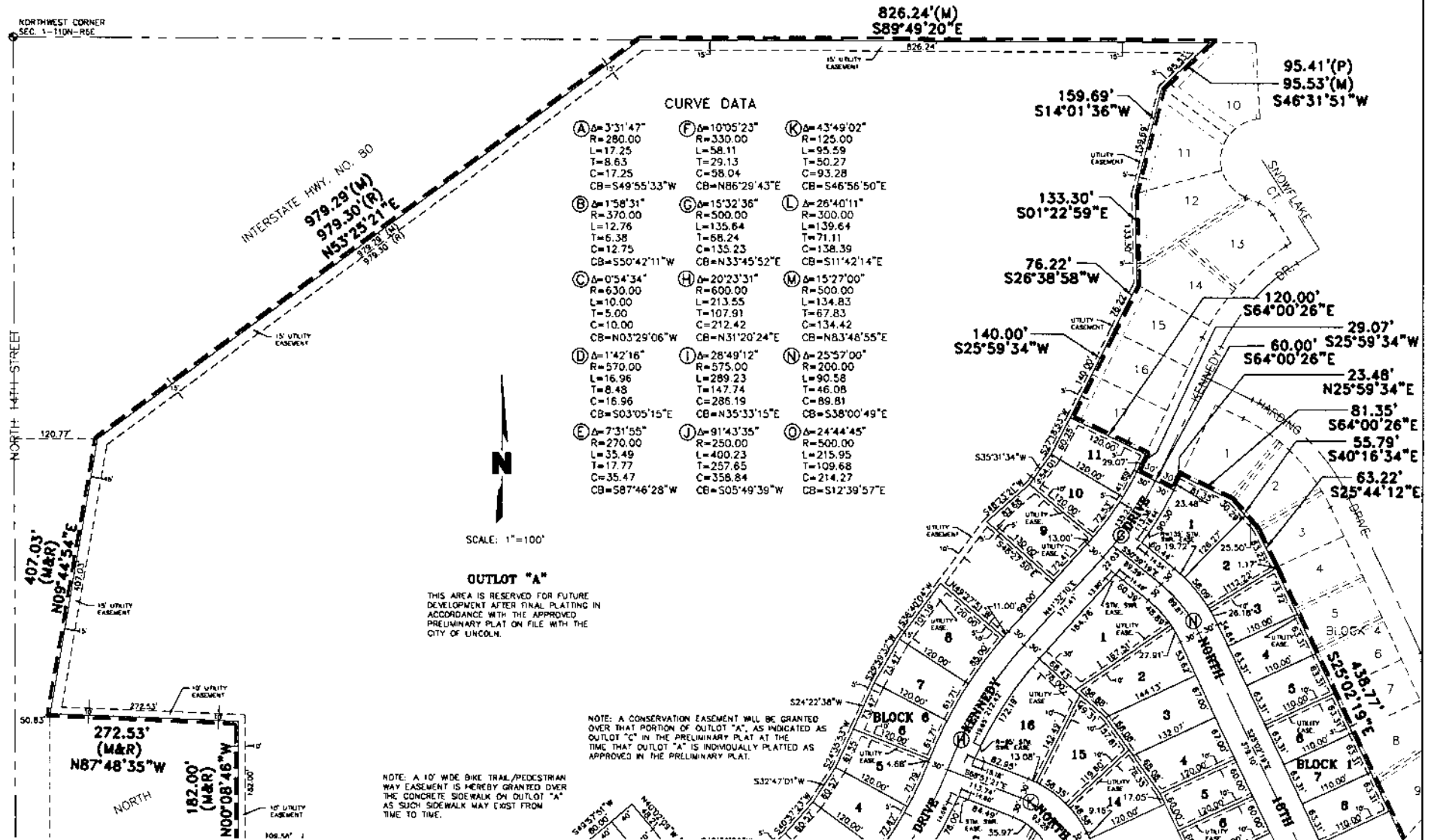




# NORTH HILLS 4TH ADDITION

FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 99009 FOR NORTH HILLS ADDITION

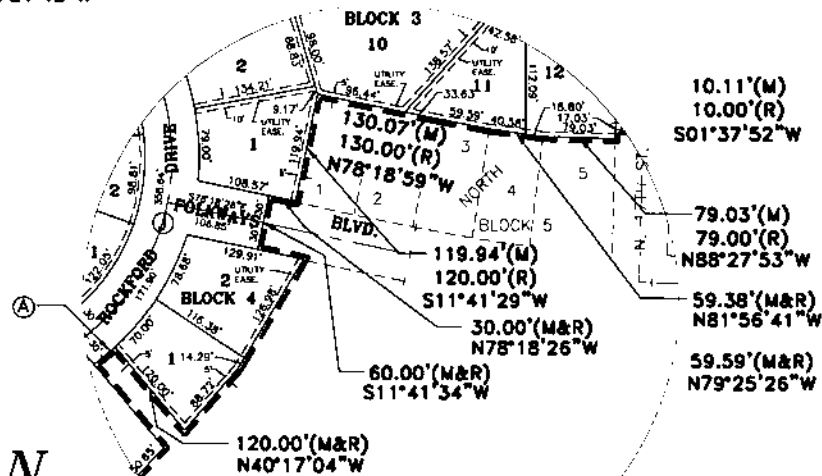
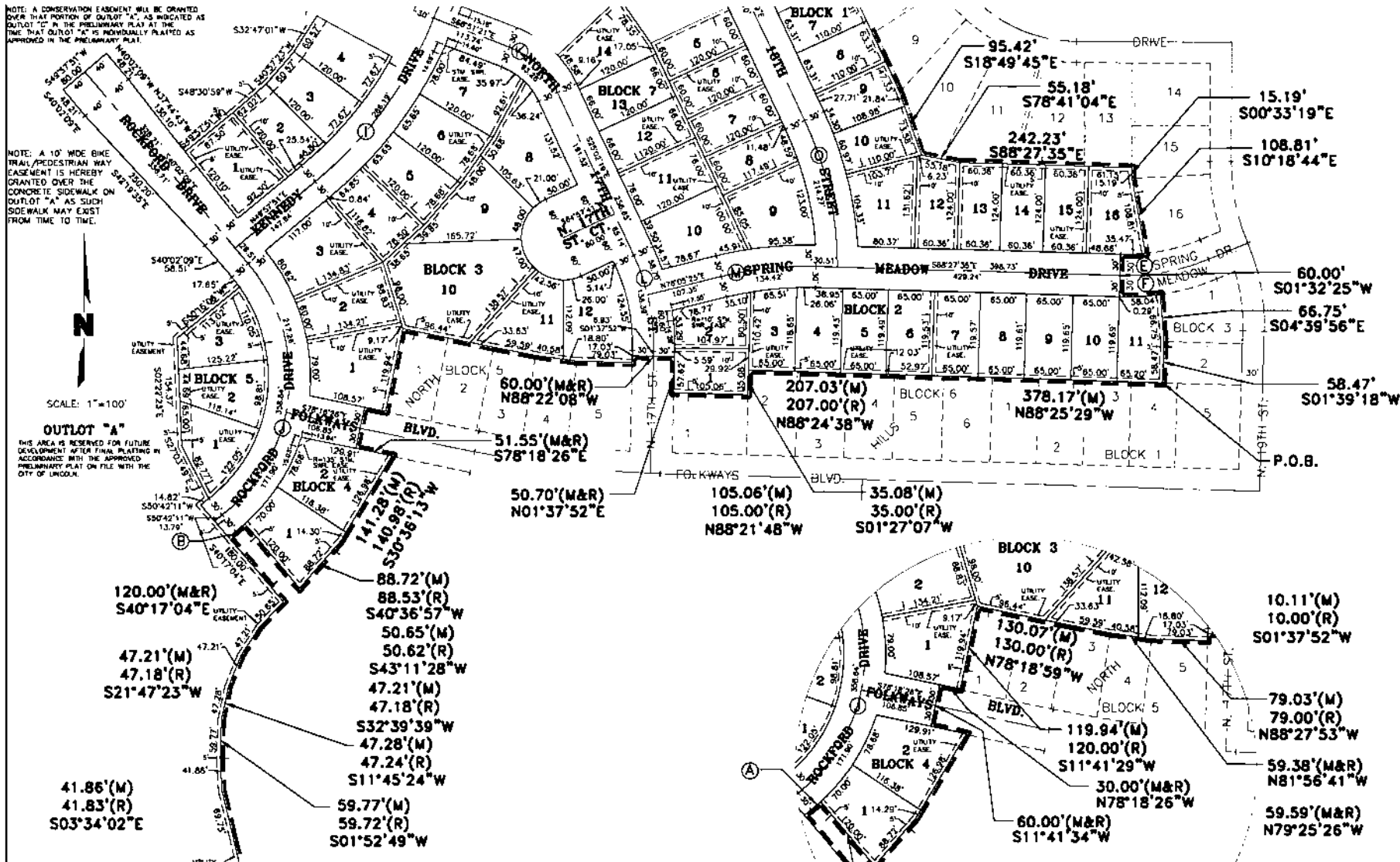


NOTE: A CONSERVATION EASEMENT WILL BE GRANTED OVER THAT PORTION OF OUTLOT "A", AS INDICATED AS OUTLOT "C" IN THE PRELIMINARY PLAT AT THE TIME THAT OUTLOT "A" IS INDIVIDUALLY PLATED AS APPROVED IN THE PRELIMINARY PLAT.

NOTE: A 10' WIDE BIKE TRAIL/PEDESTRIAN WAY EASEMENT IS HEREBY GRANTED OVER THE CONCRETE SIDEWALK ON OUTLOT "A" AS SUCH SIDEWALK MAY EXIST FROM TIME TO TIME.



**OUTLOT "A"**  
THIS AREA IS RESERVED FOR FUTURE DEVELOPMENT AFTER FINAL PLATING IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN.



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SCALE: 1"=100'

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